

Maine Farmer.

Augusta, Oct. 30, 1875.

TERMS OF THE MAINE FARMER.

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Collectors' Notices.

S. N. FARMER will call on subscribers in Washington County during the month of November. He will call on subscribers in Androscoggin and Oxford counties during the month of December. He will call on subscribers in Piscataquis and Penobscot counties during the month of January.

Rates of Interest.

The question of investments and returns, particularly of investments in real estate, has recently been made the subject of discussion in metropolitan papers, and the conclusion is generally reached, that landlords cannot safely reckon hereafter on ten per cent. on lands and improvements, but must be satisfied with little more than half that sum. Their array of facts and figures of course refer more to the city and large cities, and slight variations in these principles will apply elsewhere.

Taxes, both municipal and State, have a tendency to increase, and where efforts have been made, it has been found no easy thing to diminish them. This is especially true since the war. Direct taxes have increased now in both city and town, which before the war would have rendered the mover liable to the charge of insanity. The cost of building may have somewhat diminished within the past two years, though the reduction in the price of labor is much more marked than that of material. But the expense of making additions and repairs is kept fully up to what it has ever been, as many of our citizens who have indulged in these luxuries during the past season, can fully testify. There is a large amount of property held by our citizens upon which no taxes are levied. Added to the government and municipal bonds which by law are exempt from taxation, there are large amounts of securities which ought to be but are not returned to the assessors.

The burden of taxation therefore falls heavily upon real property, which cannot be so concealed. The consequence is that the net returns from real estate are small and have a downward tendency. But little building is now going on anywhere, and to this fact, is principally due the stagnation in the lumber market. The assessors are to hope for any improvement in this respect until there is an increased demand for buildings, which will insure larger returns for the investment, or until landlords shall be willing to receive the reduced profits, which after all are about as much as can be realized from other investments.

The aggregate debt on the railroads of the country is approximately \$2,000,000,000, and this is probably about half their first cost. Seven per cent. on this vast debt amounts to \$140,000,000, and the net earnings of the roads are not sufficient to pay this interest, and also to pay dividends, and still leave a dividend, provided they all pay alike, of only two and one-half per cent. The Southern and Western railroads have but a small margin left after paying the interest. New England roads pay interest, and also pay dividends, but the dividends in the Middle States the dividends exceed those in New England by a trifle. These calculations are based upon the returns of railway corporations for the year 1874. Since that time there has been a great falling off in freight rates, and the dividends have been correspondingly diminished, and the dividends for the current year must be light.

It may surprise some to learn that a manufacturer for the past five years, has paid less dividends than the railroads. There have been some exceptional cases, which might be pointed out, but failures are even more common. The average dividends in the principal manufacturing States is not over five per cent., as is shown by carefully considering statistics.

In considering therefore the three sources from which we have usually looked for the largest returns, and where our surplus funds are mostly invested, viz: houses, railroads and manufactures, we find that but about five per cent. in dividends can be realized, and for years to come it is more likely to fall below that than to rise above it.

In farm operations during the past few years, the result is more favorable, except in those localities where abnormal causes, such as floods and grasshoppers, have destroyed the crops. The present business stagnation, money at seven per cent., and the fact, above the taxes, can be realized in any legitimate business for years to come.

THE FARMER. European assets predict that there will be trouble with horses from now until the middle of May next such as we have never before had. They assert that there are now found in the atmosphere particles of dust, red in appearance like iron scales, and which induce influenza, followed by the well known epidemic. Owners of horse-flesh are cautioned not to use their horses roughly, or at all, during an attack. Keep them well blanketed, and rub lard or olive oil on their throat, morning and night. In Paris, Major Bayley, the famous French horse breeder, has undertaken to work a man who was suffering with typhoid fever, as to work a horse with this often fatal disease.

An Association of Maine Soldiers was organized in Portland, Tuesday evening, Gen. J. L. Chamberlain was chosen President; one Vice President from each regiment; Adjutant and Secretary, Chas. W. Roberts; Assistant Secretary, Henry C. Houston; Quartermaster and Commissary, Chas. Walker; Paymaster, Fred Robie; Surgeon, Dr. S. C. Gordon; Assistant, A. C. Hammond; Executive Committee, C. L. Bell, J. M. Brown, W. H. Green, T. A. Roberts, Geo. M. Brown, J. C. Clark, Geo. C. Crawford. Encampment of three days to be held next summer.

CITY NEWS AND GOSSIP. The bankruptcy court in the case of Harrison Baker, late landlord of the Augusta House, opened at the court house Thursday. After a contest of two days the creditors failed to select an assignee, and by consent of parties the Registrar made the appointment.

Selected Judge Thibault and E. F. Pillsbury—Some sneak broke into the Chestnut street school house last week, and stole the children's contributions for the purchase of singing books, amounting to about ten dollars.—Charles Sylvester's little son, aged a month, fell into a kettle of boiling water Friday, and died Saturday night.

The water was drawn from the canal at the Sprague Co.'s mills Sunday, but the mysterious disappearance of the Clapp girl was not thereby solved.—Randall Fish, whose death at Washington was noticed last week, built the large frame house up Rhine's hill, formerly occupied as an office by the treasurer of the Kennebec and Portland Railroad Company. It was used as a hotel for several years. Connected therewith was a dancing hall and bowling alley, also the billiard room. Indisposed in those days where perpendicual ratios were dispensed.

Charles K. Partridge, our skillful and enterprising druggist after war, has been elected President of the Maine Pharmaceutical Association. The Maine Pharmaceutical Association, which was organized on the east side of the river, will have a pleasant call last week from E. M. Stillwell, Esq., one of the Maine Fish Commissioners.—We learn that there is to be a further reduction of wages at the Sprague mills in this city.

Messrs. Daniel F. French and W. H. French, of the Sprague mills, on the sites of those recently burned. The work is being vigorously pushed forward, and they will probably be occupied before winter.—Hon. Warren Johnson was last week elected President of the New England Association of School Superintendents, which was held at the Hotel de Ville, in New York City.

He was up and dressed Sunday.—A large number of horses in this city are having the epidemic, but in a mild form.—The installation of Rev. W. H. Dearborn as pastor of the Windsor Street Universalist Church, took place Wednesday evening. The occasion was marked by the presence of a large number of clergymen and laymen.

The following is a list of the pictures sold with the names of the purchasers: Fitch Mountain, Lake George, by G. I. Burgh, H. S. Osgood; Hazy Morning, New England, by Lambert, J. W. Chase; Effect in Worcester, Mass., Oct. 18, 1874, by J. B. Swart, W. S. T. Jones; Town of Colby, by J. B. Swart, W. S. T. Jones; Cape Bloomington, by H. B. Brown, F. M. Drew; Near Eastport, by H. B. Brown, F. M. Drew; Near Beach, by C. F. Davis, O. Holway; Study from Nature, by Maria Beckett, H. Randall; Mass. Adams and Washington, by J. B. Swart, W. S. T. Jones; Town of Colby, by J. B. Swart, W. S. T. Jones; Cape Bloomington, by H. B. Brown, F. M. Drew; Near Eastport, by H. B. Brown, F. M. Drew; Near Beach, by C. F. Davis, O. Holway; Study from Nature, by Maria Beckett, H. Randall; Mass. Adams and Washington, by J. B. Swart, W. S. T. Jones; Town of Colby, by J. B. Swart, W. S. T. Jones; Cape Bloomington, by H. B. Brown, F. M. Drew; Near Eastport, by H. B. Brown, F. M. Drew; Near Beach, by C. F. Davis, O. 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